



**Lansbrook Master Association, Inc.  
Membership Meeting Minutes**

**Held in virtual / telephonic format via internet based Zoom tool  
November 23, 2020**

The Lansbrook Master Association, Inc. ("LMA") Membership Meeting was called to order by Brian Thiel, LMA President at 7:00 PM. Also attending from the Board were: Ron Schultz, Ken Kunsman, Tom Lango, Jennifer Martinez, and Scott Tillesen. Todd Christofferson was absent. Other attendees included Rachel Mayer, Jim McEleney, and Maureen Connolly of FirstService Residential, and several dozen homeowners.

**Proof of Notice:** Rachel Mayer advised that the Meeting was properly noticed by a mailing posted on 11/9/2020, in accordance with Florida State Statute 720.

**Establish a Quorum:** Delegates representing 1,718 members were present in person or by proxy. A quorum was established.

**Motion:** Dave Pollack moved to accept the minutes from the previous annual meeting held November 25, 2019, as presented. Second by Judith Fairfield. Motion unanimously passed.

President Brian Thiel submitted a report highlighting various projects and initiatives that are underway, including: mulching, tree trimming, and re-sodding fields at the Commons Park. It was mentioned that the LMA has recently issued as many Lakefront Park gate passes as we typically issue over an entire year.

Tom Lango, stepping in for Treasurer Todd Christofferson, reported that as of October 31, 2020 the operating cash balance was \$537,684 and the reserve cash balance was \$266,421. Income for the month of October was \$86,880, closely aligned with the budget. For the first ten months of the year, expenses of \$579,931 are \$222,658 under the ten month budget of \$802,590 - due primarily to landscaping related expenditures some of which will be consumed in the last two months. **Motion:** A motion was made by Ron Schultz and seconded by Ken Kunsman to accept the report submitted by Tom Lango. The motion passed unanimously.

**Election of Directors:** There are four open director positions for a two year term. The delegates nominated four candidates to serve on the Lansbrook Master Association Board for the open terms. Preserve Delegate nominated Brian Thiel, Jennifer Martinez, Ken Kunsman, and Tom Lango. Kylemont Delegate nominated Ken Kunsman. Lynnwood Delegate nominated Brian Thiel. Golfside Delegate nominated Robert Anderson, who contacted FirstService representative Rachel Mayer prior to the meeting asking to have his name removed. Robinwood Delegate nominated Tom Lango. Juniper Bay Delegate nominated Brian Thiel, Jennifer Martinez, Ken Kunsman and Tom Lango. With no other nominations made from delegates present, or submitted prior to the Annual Meeting, Brian Thiel, Jennifer Martinez, Ken Kunsman and Tom Lango were appointed by acclamation.

**Rollover of excess funds:** Approval to apply surplus funds, if any, from 2020 to the 2021 calendar year budget was sought by proxy vote from the delegates. By a total of 1,732 for and 66 against, the proposal was approved.

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**MOTION:** A motion was made by Ken Kunsman and seconded by Dave Pollack to adjourn the meeting at 7:28 PM. The motion passed unanimously.

*Respectfully submitted,*  
Scott Tillesen  
Secretary  
Lansbrook Master Association, Inc.

Approved:

By:   
\_\_\_\_\_  
Brian Thiel, President

Date: 12/29/2020